FEBRUARY-MARCH 1952

CPAC Newsletter

A past lesson: more breathing space needed

This issue of the *Newsletter* carries a special note on open spaces. The provision of enough open space, and the proper distribution of these open spaces is closely related to other planning questions. The chief reason why we have seen that land use planning is necessary to solve these problems is that unordered growth has not given us the kind of cities and towns we want. Downtown congestion, the decline of central areas and the familiar suburban sprawl are the end products of so called 'natural' growth. The process is unsatisfactory both to the individual and to the community.

The fundamental desire for more spacious living has been the motive force behind migration to the suburbs. It gave the individual the chance to acquire a home and garden, more light and air, and a better place in which to raise children. But not everyone could move to the suburbs, and the manner in which these grew often detracted from the original advantage in moving there. Moreover such growth drained the city proper both of good citizens and of taxes, contributed to traffic problems, and proved costly to service.

If we are to bring the advantages of more spacious yet orderly development to a greater number of persons; if we are to halt the decline of older areas, it is imperative that the problem be attacked community wide. More human scale living requires more living space; it means the decongestion of crowded areas; it means more parks and playgrounds, more breathing space.

There is of course a limit to which land can be used for parks and other open spaces. Because this is so, it is important that such land be well placed in relation to different needs. A plan for open spaces should properly be part of a general land use plan for the whole city.

In the older and bigger Canadian cities, the provision of more public open spaces as part of a program for reducing density, will take time. But it can and should be done. The development of our natural resources has given and will give birth to several new towns. It will also speed the growth of many others. It gives Canada some unique opportunities for creating communities of which we can be proud. If we are to profit by past experience we should realize that part of the need is to give the townsman enough breathing space. Will we?

COMMUNITY PLANNING ASSOCIATION OF CANADA, OTTAWA

Press Digest

Land Reclaim in Maritimes

The Maritime Marshland Rehabilitation Administration is doing work on surveys, soil mechanics investigations, maintenance and other preparations for 1952 outside operations. Now in its third year, MMRA has 106 incorporated marsh bodies on its list of projects, comprising 47,321 acres of marshlands which are an integrated part of Maritime farm lands.

New Planning Commission for Edmundston

Martin Theriault has been named president of the newly created town planning commission of Edmundston, New Brunswick. The commission will start work studying the layout of the town. It expects to frame a zoning by-law covering commercial, industrial and residential sections.

Wants Zoning Program Revived

Deputy Mayor D. T. Marsh is not easily discouraged. Several years ago under his guiding hand, the Dartmouth Town Planning Board tried to revise building by-laws and draft a zoning scheme for Dartmouth. Protests were strong enough to compel the Board to concentrate on the building by-laws which have since been completed. Now Mr. Marsh wants a zoning scheme revived.

He argues that expansion in and around Dartmouth is inevitable (1) because of a new bridge to be constructed linking Dartmouth and Halifax, (2) because Halifax has only 200 suitable building lots left.

Mr. Marsh says that building will be helter-skelter and uneconomic unless a zoning plan is drawn up.

Halifax Needs 5,000 new houses

Construction of 5,000 new housing units for Halifax and the demolition of 20 percent of buildings that are "beyond repair" were said to be the City's most pressing needs by speakers at a Rotary Club luncheon.

The speakers were W. E. Tibbs and J. Philip Dumaresq of the Nova Scotia Division of CPAC. They both argued that new housing must come first, followed by a substantial slum clearance and rehabilitation program. New housing might be arranged under Section 35 of the National Housing Act which provides for Federal participation of 75%.

Mr. Dumaresq argued that slum areas were a tax burden. Each block of the City's "rotten core" had been causing a $25,000 tax burden, he contended. These areas should either be demolished or, if not too badly gone, 'Baltimorized'. This is a system of block by block rehabilitation to bring houses up to an agreed minimum standard. It was practised with some success in Baltimore, Maryland.

To Have Slum Clearance Survey

The Halifax City Council has approved a proposed survey of housing in Halifax to cost $10,000. The City will pay $2,500, with the Federal Government providing the balance. CPAC's Halifax Branch has been one of the initiators in this move, the purpose of which is to get information necessary for a program of slum clearance and rehabilitation.

Metropolitan Montreal Problems to be Studied

The Quebec Legislative Assembly has granted the City of Montreal the authority to set up a committee to review the problems of administration in the metropolitan area.

The City feels that it is at present furnishing services toward which some municipalities don't pay although they make use of them. Health and police services, schools and city planning are likely to be reviewed.

Quebec City Plan made Public

A general plan for Quebec City and region has been presented to city authorities. Although the plan envisages some major changes for the area, the intent is to affect a transformation without destroying the distinctive character for which the provincial capital is renowned. The plan was drawn up by Jacques Gréber, Edouard Fiset and Roland Bédard. The latter heads the city planning department. Messrs. Gérber and Fiset collaborated in the preparation of a plan for Canada's capital city and environs.

Toronto Architects Get More Responsibility

The Advisory Committee on Civic Design has a tremendous scope for its activities in view of expanded terms of reference approved by City Council of Toronto. The Committee has in the past acted in an advisory capacity to the City Commissioner of Buildings in issuing permits for buildings to be erected on University Avenue and for multiple dwellings in residential districts where a poll is required before a permit may be granted. Now the Committee's advice may be sought on a number of matters such as: siting and design of public buildings, planning and landscaping of parks, boulevards and playgrounds; siting and design of statuary, drinking fountains, ornamental fences, etc.; design of lighting standards, waste receptacles, traffic and other signs.

Toronto Seeks Law for Buying Land

Legislation, permitting the city to acquire land for resale to any person prepared to implement a feature of the overall plan for Toronto will be sought by City Council. Such legislation would, for example, enable the city to purchase land for slum clearance and then resell it to an insurance company anxious to build houses at a moderate cost.

Zoning By-law Trouble

A report in the *Globe and Mail* states that Toronto's new zoning by-law is giving property committee a headache. Committee took three hours to examine three pages of the 48-page document. There are nine steps necessary before the by-law takes effect. Council wants the work done this year as the by-law is necessary in order to implement the 30-year plan for Toronto's growth.

Parking Authority to be Set Up

Toronto's City Council has asked the provincial government for legislation to set up a parking authority. It would be similar in its set-up to the Toronto Transportation Commission and its purpose would be the establishment and operation of parking areas throughout the city.

The action apparently means that there won't be further debate on whether Toronto should have a separate authority, or a special division of the city planning department.

A special subcommittee of Council had earlier been set up to study: need for a parking authority; operation of parking lots and garages by private enterprise; the acquisition of lots on the fringe of the downtown area; uniform assessment and taxation for parking lots and areas used by concerns as parking lots.

Businessmen concerned: The Downtown Businessmen's Association presented a brief to Council suggesting that a parking authority of five public-spirited businessmen be set up as soon as possible.

Conserving Open Spaces

it makes for better towns

For most of us, daily life consists chiefly of home, work, recreation and travel, and for each of these activities we require a certain amount of open land. We need it around our houses to assure some privacy, allow as much light as possible, and to give us some land to be used as garden and lawn. Leisure is a need that can be satisfied in various ways. Should it take the form of some active sport, we often need a proper playground or playing field. Should we simply wish to relax outdoors, we may wish for a well landscaped park. Our work places generally don't provide much in the way of open space, but there is a growing tendency for industry to build in areas where it is possible to have some open land surrounding the plant. The automobile makes increased demands on our towns and cities not only for adequate streets but for sufficient parking places. And, aside from the open space needs that can be defined, there is a need for open space simply as a relief from the buildings and streets and houses which crowd upon one another and can give an impression of confinement. On some occasions the desire to 'escape' from the bricks and mortar of the modern city takes the form of a trip to open country beyond the built up area.

Land is not Unlimited

But while we do need a certain amount of available land for open space, the proportion that can be allotted is restricted because of the fact that land is fixed in quantity and because there are other competing uses. The problem of open spaces is therefore partly a matter of ensuring an adequate amount in proportion to the total population. But in addition to this, it is necessary to distribute this open space so that a reasonable amount is available for each need, and to locate such open space where it is most useful. For instance, play parks for children need to be located at closer intervals than adult playing fields; and the proportion of public open space in low density residential areas need not be as high as in districts where overcrowding is prevalent.

The ideal — An Open Space System

Patrick Abercrombie in drafting plans for a Greater London stated that "the ideal to aim at is that one should be able to proceed from the centre of the town into the open country by whatever means of locomotion one chooses under pleasant conditions all the way". In most built up communities this isn't possible. But working with this in mind it should be possible to approach it closely enough that our cities would have a comprehensive open space system rather than a series of isolated patches of open space. On page 4 is an outline of the suggested components of a park system.

Kinds of Open Space

Greenbelt: The purpose of a greenbelt is primarily to act as a boundary beyond which the city could not

—Continued on page 5

Press Digest

Saskatoon Seeks Planning Help

The local community planning committee has advised City Council of Saskatoon to get a town planning consultant to do a survey and report on the city's present planning needs.

Saskatoon uses a zoning by-law—and a good one—prepared in 1930 following a visit of A. E. K. Bunnell of Toronto. But as the committee pointed out, "many changes have taken place during the last two decades in manufacturing, merchandising methods and transportation. Problems such as 'fringe development' were not a consideration when the present by-law was framed."

There are now some 23 amendments to the by-law and the provincial director of town planning wants revision or at least consolidation before further amendments will be approved.

Alberta Sets Uniform Real Estate Taxation

The Province of Alberta has placed real estate taxation on a uniform basis throughout the cities of the province. Hitherto, the cities used varying percentages of the value of improvements on land as a basis for assessment, the figures ranging from 50% to 75%. The new Act sets a uniform figure of 60%. Land continues to be assessed at 100% of its value.

Edmonton Looks Ahead

The City of Edmonton has purchased 300 acres of land just east of the city limits at a record price of $245,000. Canadian Industries Limited, which held an option on the land, had intended to erect a chemical plant there but agreed to build farther out when the city said that they wished to reserve the original site for future housing development.

Meanwhile Brahm Wiesmann, Edmonton's assistant town planner, told a University of Alberta audience that Edmonton is making greater advances in technique and administration of town planning than any other city in Canada.

Proposes Metropolitan School District

The formation of a metropolitan school district to cover Edmonton's urban area and the district surrounding the city would allow for a more equitable distribution of finances to the schools in the district, according to Leonard Gertler of the Edmonton District Planning Commission.

In his report, Mr. Gertler argued that municipalities must depend upon industrial commercial assessment in order to meet school costs.

Since population and industrial growth in the area have taken place largely in different administrative divisions, some have gained while others have not.

—Continued on page 7

grow. Further growth would be permitted in the form of satellite towns. The greenbelt might vary in width. It would serve as both a farming area and a recreation zone for city residents (see page 5).

Scenic Areas: Sometimes within and sometimes beyond the greenbelt there might be areas of special scenic beauty on which it would be desirable to restrict building. The National Parks of Canada are examples. In the National Capital area, a large stretch of land has been reserved for the benefit of the residents.

Parkways: Connecting the various components of the park system might be what we can term parkways. These could take different forms. They might be green wedges extending from a point as near as possible to the city centre to the greenbelt and open farmland beyond. A motor parkway might be the combination of a highway with a green strip, its purpose being largely to provide a pleasure route to the city margins. Riverside walks, footpaths, bridle tracks and bicycle tracks might make for special forms of parkway.

Parks: Scattered throughout the urban area would be parks of different sizes. In high density residential areas, these might be quite large. In the central business area a pattern of small open spaces, suitable for lunch hour relaxation and rest periods for shoppers, would be an asset.

Playing Fields: These should be provided according to population and age group requirements. It is desirable that there be two categories: the neighbourhood playground which would be the main outdoor play centre for children between the ages of 6 and 14; and the "Playfield" which would serve young people and adults over a large area.

Suggested Components of a Park System for Greater London

(i) Children's Playgrounds (under 10 yrs. of age: ¼ mile apart)
(ii) Town Square, Rest Gardens, etc. (within built-up area)
(iii) School Playgrounds and Fields } can be combined
(iv) Landscaped Town Parks }
(v) Large Playing Fields for adults and senior school children
(vi) Recreation and Sports Centres
(vii) Connecting and Radiating Parkways of various types
(viii) Interpenetrating wedges of varied open land
(ix) Smaller Green Belts and strips of open space for defining the boundaries and growth of communities
(x) Commons and Heathlands
(xi) Rivers: Thames, Lee, etc.
(xii) Green Belt reservations, Downs, Hills, Forests, Woodlands, Outer Parks
(xiii) Areas of high scenic value
(xiv) Farmland

—from GREATER LONDON PLAN 1944

Other Open Spaces: Sometimes special recreation areas are needed, particularly for larger cities. Swimming beaches would be an example. Open space is also required for a variety of purposes such as: vegetable gardens, cemeteries, botanical gardens, etc. In central business areas it will be necessary to allow much more land for off-street parking and loading. There are probably numerous other uses which will occur to the reader.

Some Suggested Standards

In order to fit an open space pattern into a master plan for a city, it is necessary to agree on some standards. This is not of course a wholly satisfactory method. It is but a rough method of justice and in practice will work only where spaces are properly related to each other and to the needs of a particular community. But it seems to be the only practicable manner of drawing up plans. It has the further virtue of giving public opinion a chance to form. Suggested standards vary somewhat as can be seen by the tables accompanying this article. It must be remembered that different towns have different requirements. The most frequently mentioned standard is 10 acres of public open space for every 1000 persons. The amount of this devoted to different uses should vary. For instance a young industrial community with a high number of younger persons would require a relatively large proportion of play space.

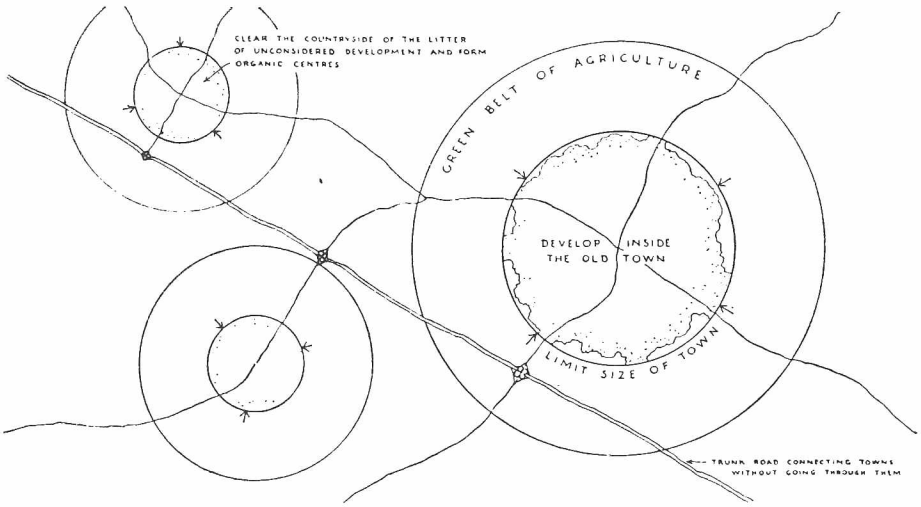
The basic outdoor recreation areas are the playground and play field and there has been general agreement among those concerned about the space needs of these two types of area.

Neighbourhood Playground: This should be located within about a quarter mile of each home and shouldn't exceed a half mile. It is intended for children of 6-14 years old. The suggested standard follows:

Present or estimated future population of neighbourhood	Minimum acreage of playground needed
1,000	2.75
2,000	3.25
3,000	4.0
4,000	5.0
5,000	6.0

Playing Field: This is intended for youths (over 14) and adults. There are advantages in placing it on or near the high school site. Recommendations include: should lie between ½ to 1 mile of every home served; should be 1¼ acres per 1000 persons and there should be one play field per 20,000 persons. Minimum size recommended is 10-12 acres.

THE GREENBELT IDEA


CLEAR THE COUNTRYSIDE OF THE LITTER OF UNCONSIDERED DEVELOPMENT AND FORM ORGANIC CENTRES
GREEN BELT OF AGRICULTURE
DEVELOP INSIDE THE OLD TOWN
LIMIT SIZE OF TOWN
TRUNK ROAD CONNECTING TOWNS WITHOUT GOING THROUGH THEM

This illustrates (1) a greenbelt which would limit the size of a city, (2) satellite towns which would take care of any growth beyond the agreed limit.

The principle behind the idea of a 'greenbelt' is that there is an ideal size for a town, or at least a range of sizes outside of which a town cannot provide a satisfactory life for its residents. There is no general agreement on what this size should be. But if the choice is made, it would still be possible to allow further growth. Such growth, it has been suggested, should take the form of satellite towns. To quote Thomas Sharp in his book *Town Planning:* "In this form of development each satellite town . . . will depend on the central city for the major services which can be provided only where there exists a great mass of people—a university, theatres and the like. The satellite towns and the central city will together constitute one city, a *regional* city, for these purposes.

. . . Each satellite town should have its own economic and industrial life and . . . some measure of local government . . . there should be at least five miles of genuine agricultural country between the various satellites and between each satellite and the parent city."

Few Canadian Attempts

There has been little public discussion in Canada on the principle of limiting the size of cities and only a few cities have included a greenbelt in their plans. The Plan for the National Capital does provide for a greenbelt, but experience in Ottawa indicates that it will prove difficult to implement this proposal.

One means of restricting building in greenbelt land is through zoning and subdivision controls. This can be frustrated in areas where the greenbelt land is under the control of different local governments.

Another possible step is for the municipality to buy up the land in question. This isn't very attractive to most municipal governments.

It is doubtful if permanent greenbelts will be accepted by the public unless there is first of all acceptance of the idea of limiting city size.

Alternative—Orderly Growth

Until there is a more developed opinion on the question of city size, many municipal administrators would like to see that growth is at least orderly. Several communities in Western Ontario have tried to get this by compelling the developer to service the land in 'fringe' developments. It is usually uneconomic for the developer to do this unless he intends to build at a site that is well located in relation to existing services. Local planners hope thereby to discourage 'ribbon development.'

But the only way to actually limit city size is by drawing a line and sticking to it. This barrier would be in the form of open agricultural land—a true 'greenbelt'.

Outdoor Recreation Standards

In residential neighbourhoods, outdoor recreational facilities are of three main types: playgrounds, playing fields and parks.

Standard = 10 acres open space per 1,000 persons
3 acres = attached to schools
4 acres = public playing fields
2 acres = private playing fields
1 acre = parks

—from GREATER LONDON PLAN 1944

King George V Playing Fields Association (U.K.)

Standard = 7 acres open space per 1,000 persons
3 acres = parkland
2 acres = small urban parks, children's play parks and parkways
2 acres = playing fields (including those attached to schools)

—from TOWN and COUNTRY PLANNING TEXTBOOK

Wanted—Some Resting Places

In the feverish building activity of the nineteenth and much of the twentieth centuries, the value of small open spaces in congested cities was entirely ignored. A few, very few, grandiose parks and municipal gardens were laid out, but the odd space for a tree and a seat or two, or a fountain and some flowers, where the tired and dusty pedestrian could stop a moment and recoup, was forgotten. These, which are nothing more than vacant lots, are devoted almost without exception to car parks. When the time finally comes, and the incredibly wasteful practice of using this kind of land for a single level car park ceases, an opportunity will be presented to create much needed oases without enormous expenditure of time or money.

from 'Man Made America',
Architectural Review, December 1950

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Press Digest

—from page four

Furthermore "in an urban area which contains more than one school administration, the division of land into the broad categories of industrial, commercial and residential use may freeze conditions of financial inequality". For example, one school district might have to finance its program on the taxes derived from home-owners only.

Mr. Gertler saw five advantages to be derived from creating a metropolitan school district: (1) the area's economic resources would be fully utilized; (2) schools could draw on the full resources of their area; (3) the intensifying strain on the budgets of Jasper Place and Beverly would be eased: (4) locations for schools could be better planned, and (5) the administrative framework of schools would be simplified.

Forestry Plan for B. C.

An agreement with Ottawa whereby the Federal Government pays half the cost of annual forest inventory in British Columbia and one-quarter of the cost of annual reforestation of Crown lands, has been approved by the Provincial Government.

Conservation and reforestation are seen as increasingly important problems in future years. Thomas Maher, a consulting forestry engineer, told a meeting in Quebec City that there will be no merchantable forests in Canada within 25 years if the pulp and paper industry continues to cut trees at the present Quebec rate.

First Attempt at Regional Scheme

The first attempt to draw up a planning scheme applying to a complete region in British Columbia has been made. The scheme is explained in the First Outline Development Plan prepared by the Lower Mainland Regional Planning Board. It represents eighteen months of patient research by competent planning personnel.

Action Asked on Expressway Land

While a Vancouver-New Westminster expressway may not be an immediate need, it is urgent, says an article in the *B. C. Journal of Commerce*, "that the right of way be acquired without further delay," to avoid excessive costs and to ensure that the best route is available.

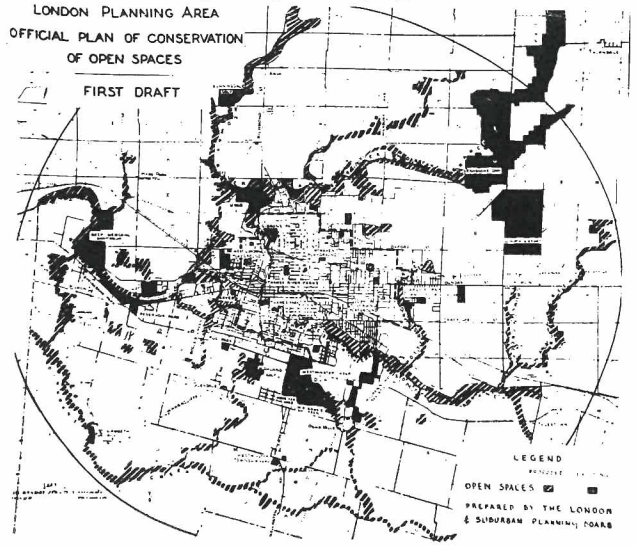
The same article stated that there was general agreement among those 'in the know', that traffic volume between the two cities would warrant the construction of an express highway.

The delay in acquiring the right of way results over disagreement on who should pay and how much. The Provincial Government has apparently agreed to bear the full cost of the actual construction of such a highway (probably with Federal assistance) but asks that the municipalities concerned acquire the right of way.

Vancouver and New Westminster can do this because of their size and the relatively short stretches of road involved. But Burnaby—in the middle—has a smaller population and is responsible for relatively greater mileage.

It has been pointed out that Burnaby will benefit by the stimulus such a highway would exert on manufacturing. And as was noted in this article, in metropolitan areas in the U.S.A. where expressways have been built, outlying land within two or three miles of the expressway has usually trebled (or more) in value. But Burnaby may rightly prefer that someone else help take the risk.

Most of the areas mapped for conservation that are within the city are already city-owned; most of those in the townships are presently agricultural.



London Free Press Photo

Park Plan Commended

The provincial Department of Planning and Development and the reforestation service will lend assistance to York County Council in developing a 496 acre public park on the south shore of Lake Simcoe if desired. But Premier Frost doesn't think that the county can be assured of much financial help. It could be entitled to a $5,000 grant given to municipalities creating playing fields. But it doesn't fit into any other kind of project for which provincial assistance is provided. (Purchase of land by the county council would be the first such move in Ontario.) Mr. Frost did, however, indicate that there might be a reconsideration of projects eligible for aid in light of present-day needs.

London Tries to Conserve Open Spaces

Public utilities and city recreational authorities have endorsed a London and Suburban Planning Board suggestion which would reserve open land around the city for a variety of future uses such as parks, picnic grounds and playgrounds.

Supporting the draft plan, City Recreational Director Bill Farquharson said that future playground and school sites should be selected now. Otherwise such sites could usually be found only on the edge of a newly-developed area instead of in a more logical location near the centre of population.

The Plan includes the following proposals:

(1) Adoption of the proposal as part of the official plan of the London Planning Area.

(2) Definition of future residential areas by their natural boundaries so that playgrounds, parks and school sites can be reserved for future residents.

(3) Institution of controls by by-law to restrict for a period of five years, building on lands not suitable for development.

(4) The setting aside of 5% of the land in any subdivision or equivalent value into a fund for the development of recreational land to serve the area.

(5) The eventual establishment of a metropolitan parks commission.

(6) Acquisition of needed open space in areas now developing.

CONSERVING OPEN SPACES

it makes for better towns

One town has a good start

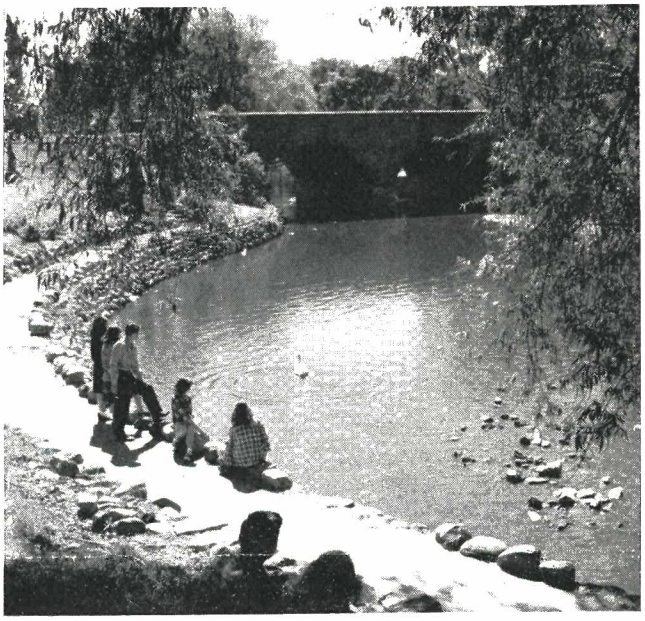
Stratford, Ontario (20,000) is an example of a Canadian town which has built up a beautiful park system over a number of years. Stratford is busy and prosperous but also pleasant. Adjacent to the civic buildings is a well cultivated floral park extending along both sides of a stream. From City Hall it is possible to walk out through a city-owned park and recreation belt to the open countryside east or west of the city. The present continuous park belt was acquired because public officials were awake over a period of almost fifty years to opportunities. Bit by bit the open space was made out of properties from various sources—the site of a mill gutted by fire, a vacant lot surrendered for back taxes and so on. But the park system couldn't have been consolidated and retained without public support. When, for instance, a railway once sought a right-of-way which would have run along the river valley from end to end of the open park space, the citizenry of Stratford protested with such force that plans were withdrawn. Stratford also operates a municipal golf course on the city owned open belt. The tale in that town is one of vision on the part of public officials coupled with public interest, community spirit, or call it what you will.

Action Needed

Not every community will have such a fortunate combination, but the need for study, discussion and action is important at this juncture, particularly in newer and growing communities. These have an opportunity to acquire land before too much building takes place. The longer the step is deferred, the more costly it is likely to prove. In the larger cities a suitable open space system is more difficult to create but it is possible through a combination of public willingness and official imagination. It should be an important consideration in schemes of urban redevelopment.

Steps Needed

Since land is limited in supply, it would be uneconomic to make decisions as to use without first conducting a survey both of soil qualities and of land use. The next step is to study open space requirements within the framework of an outline plan showing all related uses. Any proposals should be fully aired in public and should there be support, the community would then logically seek legal means of acquiring and protecting its open spaces through expropriation and zoning or subdivision control by-laws. In many communities the most immediate need is to make sure that present open spaces remain as such. There are usually plenty of reasons offered for building upon such land. Only an alert public and responsive city leaders can see that the issues are made known and that the right action is taken.



Here is part of the central area in Stratford, a bustling industrial town in Ontario. This park forms a link in a continuous park system that extends along both sides of the stream through the built-up area of town to the open countryside.

Present Open Space—A Sampling

In spite of differences, the generally accepted standard of open space in proportion to population is 10 acres per 1,000 persons and about 10% of the total city area. This, however, assumes a proper distribution in relation to open space sizes and density of particular area.

Below are listed sixteen cities on the North American continent. The average among these cities is 4.79 acres per 1,000 persons or 3.98% of total city area.

City	Parks and Playgrounds	
	Area in Acres	Acres per 1,000 persons
Knoxville, Tenn.	71	0.7
VANCOUVER, B.C.	1,380	9.6
San Angelo, Tex.	64	2.8
Fort Worth, Tex.	1,243	8.1
Cape Girardeau, Mo.	44	2.9
Sacramento, Cal.	369	4.1
San Jose, Cal.	38	0.68
Springfield, Mo.	291	5.1
Cedar Rapids, Ia.	444	8.0
Tulsa, Okla.	246	1.7
Louisville, Ky.	1,881	6.1
Peoria, Ill.	388	3.7
Jefferson City, Mo.	81	4.6
San Antonio, Tex.	952	4.1
Troy, O.	82	9.4
Binghampton, N.Y.	382	4.9
Total	7,956	
Average		4.8

BARTHOLOMEW, Harland, Urban land uses. Harvard City Planning Studies iv, 1932, pp. 110-115.

Housing Highlights

Construction Costs Can be Cut

Construction costs of the New York City Housing Authority have been declining since 1949 in spite of a generally upward spiral elsewhere in the U.S.A. This fact was brought out in a study of multistory apartment structures conducted by Howard T. Fisher and Associates for the Housing and Home Finance Agency.

The consultants attribute the decline to the growing experience of the authority in developing design and construction techniques for building more economically. New York contractors also deserved credit.

NYCHA has cut costs by (1) providing simple units; (2) studying space layouts for greater efficiency; (3) scheduling bidding to foster maximum competition; (4) establishing standard specifications; (5) co-operating with contractors; and (6) encouraging assembly-line techniques.

More New Families than Houses

Addressing the Annual Meeting of the Montreal Board of Real Estate, Dr. O. J. Firestone said that new families formed this year will exceed the number of houses built. The speaker, who is economic adviser to Central Mortgage and Housing Corporation, estimated net family formation for 1951 at 90,000 as compared to new housing additions of 75,000. In 1950 net additions to the housing stock exceeded net family formation by 10,000.

Said Dr. Firestone: "Defence work, new industries, and resources development opportunities are responsible for increasing mobility of the working population. People are leaving smaller communities and the farms, and our larger cities and industrial centres are growing quite rapidly. All this adds up to greater congestion and pressure for additional housing accommodation in Canada's major urban areas."

★ The U.S. government has announced that house building will be cut by 23 per cent after April 1st.

★ Construction of scattered, single-storey nursing homes in Vancouver has been suggested to relieve the shortage of facilities for the chronically ill. The suggestion came from the city's Welfare Committee.

★ Premier Frost of Ontario will try again to get the federal government to make possible lower down payments on new homes.

★ Toronto's Regent Park housing project, a subsidized low rental redevelopment effort, is making money for the city. Last year it showed an operating profit of $16,000, and paid the city $33,000 taxes—$1,000 more than the whole area had previously yielded (Regent Park is one-third completed). There are now 326 units housing 1,287 people who pay an average rent of $54.73.

★ Mayor Charlotte Whitton says that Ottawa has 4,000 dwellings which are below habitable standards for humans. The city expects to form a limited dividend housing company which would build units to be rented or sold at moderate levels. In 1945 the City of Ottawa voted $500,000 for a slum clearance program which has still not been used.

★ A comprehensive housing scheme for some 848 rental units in Winnipeg has been presented to City Council by the Metropolitan Planning Commission—at Council's request. The scheme outlines proposed sites, types of housing units, building costs, rents, and suggested methods of financing the scheme through three-government co-operation.

CPAC LOGBOOK

Seventh Division of CPAC Formed

Prince Edward Island became the seventh province to formally organize a CPAC Division when it named a slate of officers during January. Orin Simons of Charlottetown will be chairman of the new group. Other officers elected were: Mayor Henry Wedge of Summerside, vice-chairman, and Stanley Lancaster, Charlottetown, secretary-treasurer. Members of the executive committee are Claude Nicholson, H. S. Matthews, P. J. McInnis and Col. E. W. Johnstone.

CPAC provincial divisions are now constituted in British Columbia, Alberta, Manitoba, Ontario, Quebec, Nova Scotia and Prince Edward Island. The Maritime field secretary is Mrs. Lilias Toward.

Busy Year

The Nova Scotia Division has mapped out a program for 1952. First priority will be given to discussions and requests for action on low rental housing and redevelopment. Also planned is work on a set of minimum housing standards for Halifax; lectures to school children; a study of recreational facilities, and a radio series. The Division also will work with the Halifax Branch to bring together persons interested in a metropolitan plan for the city and region.

New CPAC Branch in Chicoutimi

Jacques Tessier is the chairman of the newly formed Chicoutimi Branch of the Community Planning Association. The Branch, which held an organization meeting in January, named Gérard Gaudry as vice-chairman and Gilbert Proulx as secretary-treasurer.

Included on the program of activities is a study on housing, zoning for industry and commerce, zoning for parks and play fields, and the traffic and parking problem.

New Officers

Replacing the late Dr. Emile Nadeau as Quebec Division chairman is C. E. Campeau of Montreal. André Duval and Harold Spence-Sales will act as vice-chairmen while Jacques Simard and Hazen Sise have

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Edmonton likes new street design

In our January Newsletter we reported that some Edmonton residents were opposing attempts to break away from the familiar gridiron pattern of streets. We have been assured that this is not so; that in fact there is strong public support for the new pattern that has been introduced in neighbourhood units. This is an encouraging report and we are pleased to correct what may have left a false impression with some readers.

been appointed alternates. Viateur Gendron is secretary-treasurer, Lucien Bergeron is field secretary for the province while Robert Levesque is secretary of the Quebec City Branch.

A 'Planning Week' was sponsored by the Quebec City Branch during February.

Brief Presented to Ontario Government

The Ontario Government should assist smaller municipalities by providing staff assistance from regional centres in the province. This was one suggestion made by CPAC's Ontario Division in a brief to the Department of Planning and Development. Smaller municipalities can't pay for needed professional help and CPAC thereby saw a need for government assistance. The Division stated also that the Department of Planning and Development might help in developing proper survey techniques which could be used by staff in smaller centres.

The Executive Committee of the Division, which drew up the brief, based their recommendations upon resolutions passed at the conference held in Toronto during the fall, and upon other resolutions passed at previous conferences.

On housing, the brief contended that low rental subsidized housing was necessary. It also stressed the need for doing something to redevelop the central business district of larger cities.

The Committee expressed concern over the way the central part of larger cities is declining. New housing pushes further and further out from the main city; these houses are costly to service and since they are usually located on main roads, the traffic problems are multiplied. And the main city is losing both people and tax revenue. Committee members suggested that positive measures for redeveloping older built-up areas should be taken.

They said also that we should be creating more balanced communities with greater variety of houses and with families differing both in size and income level. This might be done by allowing planning boards to exercise some control over the number and types of houses in new subdivisions.

The Ontario Division brief noted that while the Planning Act is generally satisfactory, other legislation such as the Assessment, Education and Municipal Acts is sometimes in conflict with it and operates to impede the implementation of planning proposals. If those sections that affect planning were restated and incorporated into the Planning Act, it should prevent such friction, said committee members.

Present provisions for designating planning areas aren't adequate the brief continued, and the province should define regional areas and permit the creation of regional planning boards.

Another suggested change was in the clause which provides for the dedication of 5% of land for public purposes. This hasn't worked as expected because some land has been too small and the dedicated parcels have been useless. The brief suggested that land for public purposes should be planned for a whole community and that the 5% might be too low.

One method mentioned was that the planning board of each municipality should draw up a plan showing where land for public purposes is to be placed. The municipality could then retain or sell the percentage of land obtained from each individual plan of subdivision as it fitted in with the master plan.

The Manitoba Division has approved 'in principle' the 850-family housing scheme for low income groups drawn up by the Metropolitan Planning Commission (Winnipeg).

Want Open Space Retained

A meeting of the Vancouver Branch of CPAC has endorsed a resolution urging that support be given at the appropriate time for the acquisition of the Quilchena Golf Course by the Parks Board as an open space in the city in view of the danger of this area being build up (when the present lease held by the C.P.R. expires in 1953). R. Rowe Holland, former Park Board Chairman and Chairman of the Metropolitan Park Planning Committee, told the meeting: "Vancouver is in desperate need of open spaces now. Less than 8% of our land is devoted to parks. The North American average is 10%. If we did not have Stanley Park our total would drop far below 8%.

The Branch is interested also in the possibility of linking up open ravines in the Vancouver area to form a continuous greenbelt. CPAC may conduct a city-wide survey to explore the possibilities.

If you are not a CPAC Member and you wish to receive this Newsletter, the Community Planning Review and other Members' Publications, return this form to:

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COMMUNITY PLANNING ASSOCIATION OF CANADA, 169 SOMERSET WEST, OTTAWA 4, ONTARIO,

enclosing $3.00 at par in Ottawa for Active Membership for 12 months from date.

COMING EVENTS

Conference on Local Government: The Civic Advisory Council of Toronto sponsors its second public conference on local government, *March 13th at King Edward Hotel.* Toronto. Inquire of Miss Margaret L. Ferguson, Executive Assistant, 83 St. Joseph Street, Toronto.

Regional Planning Conference, Victoria, B.C. The British Columbia Division of CPAC will convene a planning conference in *Victoria, B.C. on March 13-14* at the Empress Hotel. Inquire of T. McDonald, Secretary, British Columbia Division of CPAC, 1205-736 Granville Street, Vancouver.

Prairie Regional Planning Conference: The first prairie regional planning conference will be held in *Winnipeg on May 21-22.* Inquire of C. F. Greene, Secretary, Manitoba Division CPAC, 223 Curry Building, Winnipeg.

Community Planning Week, May 19-24: The Manitoba Division is sponsoring a community planning week in that province for the second consecutive year.

National Home Show 1952: This is scheduled for the Horticultural Building, Exhibition Park, *Toronto, May 23-31.* Exhibits on new materials, equipment and services, plus displays to demonstrate good design, construction technique and the practical application of new products. A feature will be awards for Canada's architect-builder teams responsible for the best postwar residential subdivisions. Inquire, National Home Show, Regd., 410 Bloor Street East, Toronto.

Geography Summer School: To be held at Stanstead, Que., June 25-August 2. Topics include Planning and Conservation, regional geography of Canada. Lecturers from Canada, Britain and U.S.A. Inquire of Director, Geography Summer School, Dept. of Geography, McGill University, Montreal, Que.

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Alberta.....640 Tenth St. N.W., Calgary
British Columbia.1205 - 736 Granville Street, Vancouver

JUNIOR PLANNER NEEDED

The Metropolitan Planning Commission (of greater Winnipeg) is seeking a Junior Planner. Requirements include graduation in Architecture or Engineering, preferably with some specialization in planning, or a graduate in some other related field with some experience in planning. Work will include zoning problems, subdivision, and a certain amount of report work. Salary $3,000 — $3360 per annum. Apply Metropolitan Planning Commission, 301 Mitchell-Copp Building, Winnipeg, Manitoba.

ASSISTANT PLANNER

Calgary District Planning Commission requires an assistant planner. *Duties* — under the Planning Director and in collaboration with others, to conduct studies and surveys in developing a general plan for the area and to present the results in reports supplemented with maps and statistical data; to perform related design (including subdivision) and administrative tasks as assigned. *Qualifications* — university graduation in architecture or civil engineering, preferably supplemented by post-graduate training in town planning; some planning and public relations experience. Salary $3,300 to $3,900 depending on qualifications. Apply in writing, including samples of work, to Personnel Director, City Hall, Calgary, Alta., not later than March 17th, 1952.

CPAC *Newsletter*

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172 Wellington St.,
Kingston, Ont.

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